Planning

Growth & Development

Delegated officer report for planning application

Application no.	143921/FH/2025
Date registered valid:	8 September 2025
Proposal:	Erection of single storey front and side extension
Address:	12 Deanbank Avenue, Manchester, M19 2EZ
Ward(s):	Burnage Ward
Applicant:	Mr Atif Riaz
Agent (if any):	Mr Muhammad Dabeer Rana, MD Design Consultancy
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**28 November 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 October 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 17 September 2025 Expired: 8 October 2025

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site
The property that is subject of this householder application is a detached two-storey C3 dwellinghouse. The property features white uPVC windows with a red brick. The existing roof of the original property is grey slate, and the property features a side extension. The side extension is built with red brick, white uPVC and brown roof tiles.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area
Deanbank Avenue is a residential street situated within the Burnage Ward of Manchester. The street is located north of the Fallowfield loop and southwest of the Levenshume train station. Many properties within the area benefit from planning permissions, with many different styles of properties of different ages and design. Along Deanbank Avenue, the applicant property is the sole property of a different design, built in 1997, a detached house. The other properties on Deanbank Avenue compromise of uniformed terraced three-storey houses, all with driveways and rear gardens.

Site Photos



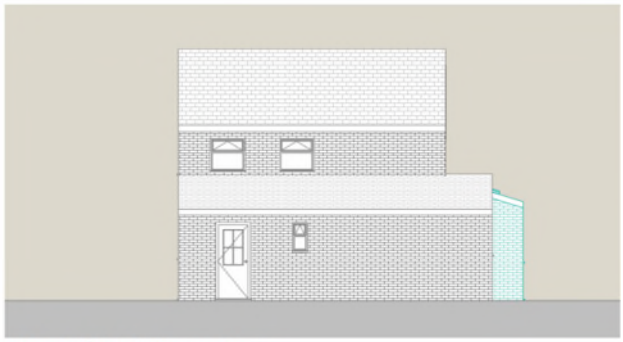


Description of development
The applicant is seeking planning permission for the erection of a single storey front and side extension.

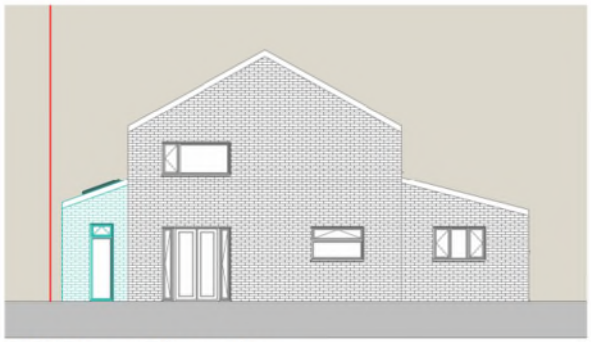
Proposed Plans



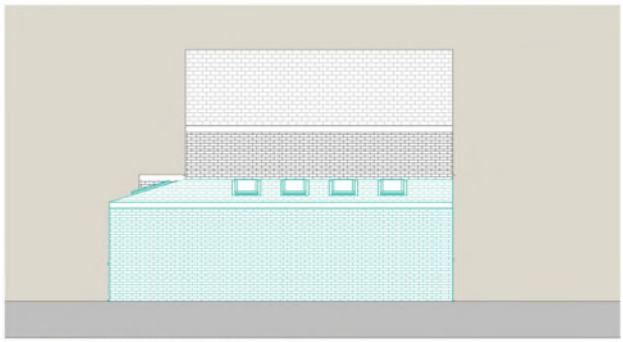
PP Front Elevation
1 : 100



PP LHS Elevation
1 : 100



PP Rear Elevation

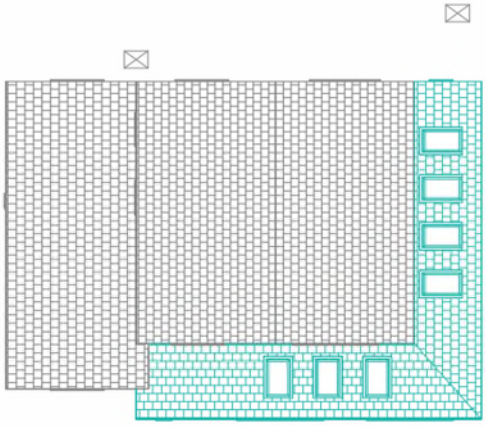


PP RHS Elevation

Proposed elevations



PP Ground Floor
1 : 100



PP Roof Plan
1 : 100

Proposed floor and roof plan

Consultations & Notification Responses

Neighbours, as per appendix 1, three objections were received. Two of the same objections were received for the original scheme. Outline of the objections are as follows,

-The new extension would prevent access to the external wall
-The extension may be constructed on the foundations of the neighbouring property
-The proposed would obstruct light entering the ground floor rooms
-The proposed would result in overdevelopment of the site

-The proposed would prevent access and service between the properties
-The application is incomplete
-The proposal is removing the property's off-road parking capacity

Environmental health

Our records indicate that the proposal site is on or in the vicinity of an infilled pond/potentially contaminative historic land use.

Environmental health recommended a condition to be attached.

POLICY

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP)- The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

-Policy DC1- Residential Extensions

The Manchester Core Strategy- Development Plan Document 2012-2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1-Development Management
Policy SP1- Spatial Principles
Policy EN19- Waste

The National Planning Policy Framework (December 2024)- The Government's own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities
-Chapter 12- Achieving well-designed and beautiful places

Places for Everyone- A long term plan of nine Greater Manchester districts for jobs, new homes and sustainable growth, it has been published by the GMCA on behalf of the nine districts (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places

Issues
Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhances or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC1.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extensions and set out several criteria against which proposals for extensions will be assessed. Although the latter policies are of age, they are of long-established practice with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Principle
The principle of erecting a front and side extension for additional living accommodation is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. Resident's homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. However, consideration must be given to the proposals siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Planning History
Erection of a detached house with garage on vacant site- F06279, Approved 1997.

Communication and Amendments
The agent provided an amended proposal, removing the rear extension, replacing it with the front extension. The neighbours were re-consulted of the revised scheme.

Waste Storage
The proposal is not considered to impact the current waste storage arrangements.

Parking
The front extension would not infringe onto the driveway. It is noted that when the property was built it included a garage, which since has been converted into living accommodation. There is a small, paved area to the front of the property which resembles a driveway, however, would not support a full car parking space (2.4 x 4.8m.) Currently, the residents of the property utilise on-streetcar parking. The proposal is not considered to impact the current parking arrangements.

Siting Scale and Massing- The side extension element would be sited north of the property and would project down the side of the property to meet the front element of the extension. The total side extension element would project 8963mm, along the length of the property and project past the front building line by 2013mm to meet the front extension. The side extension would project sideways from the host dwellinghouse by 1689mm and would be set off the shared boundary by 272mm. The roof would be a mono-pitched design, and the roof height would be 3255mm sloping down to meet the eaves at 2489mm. The side extension proposes five new windows, four of which would be roof lights and one full length window which would face into the rear garden.

The front extension element would be sited east of the property. The extension would project forwards of the property by 2023mm and extend along the front of the property by 8805mm to meet the side extension element. As existing there is a side extension on the south side of the property which projects forwards of the building. The front extension would pass this building line by 800mm. The roof would measure to 3255mm sloping down to meet the eaves at 2489mm. The front extension would propose ten windows and one door, three of these would be roof lights. Six of the windows would face into the street and one window would be inserted as a full length-panel next to the front door. This element to the front extension would create a porch like effect.

The construction of the extension would result in the removal of a palm tree to the front of the property. The agent has confirmed that the applicant intends to remove the tree as it has previously been damaged.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse and given the remaining amenity space to the rear is considered to be acceptable in this instance. The extension is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area.

Appearance and Visual Amenity- The submitted application form indicates that the side and front extension would be built of brickwork to match the existing dwellinghouse. Materials of uPVC would be used to match the existing windows, and the proposed roof would be made of grey roof tiles to match the existing.

Although the existing side extension features brown tiles, the agent amended the proposed plans to match the dwellinghouse so that the proposed would read as an addition to the property.

Through use of matching materials, the extension would ensure that the overall character of the property and its surrounding area should not be significantly harmed by these works. The extension would be in-keeping with maintaining private outdoor amenity space to the side and rear of the property. The design and appearance of the extension therefore accords with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

Although other properties in the street are uniform in appearance, 12 Deanbank Avenue already presents a different design of property and therefore the introduction of the front and side extension would not be an unusual addition to the property and street scene. The location of the extension results in it being prevalent within the street, however it is considered to be a small addition to the street scene. A materials condition has been attached to ensure that materials are adhered to pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved policies DC1 of the UDP.

Residential Amenity- The neighbour, no. 10 Deanbank Avenue sits north of the applicant property. Regarding sunlight, the proposed extension is not considered to contribute to any overshadowing of the neighbouring property. The side extension is proposed to be set back from the shared boundary by 326mm and would project forwards of the front building line of the applicant's property by 2860mm. The front extension would be set back from the neighbouring property and as it does not pass the neighbours front building line, is not considered to create any feelings of overbearingness for the neighbouring property, no. 10 Deanbank Avenue. No windows are proposed to face towards this neighbouring property and would therefore not impact the existing levels of privacy between the neighbouring units.

The property that sits east to the applicant property is, no 13. Deanbank Avenue. Although the windows would face towards this property, the distance (20m) between the properties is considered to be adequate enough to maintain the existing levels of privacy between the neighbouring properties. To the south of the applicant property is a block of flats and associated car parking, the extension is not considered to cause any implications with residential amenity for these neighbours. The proposal would be in-keeping with providing enough private external amenity space. Overall, the proposal is not considered to give rise to any overlooking, significant loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and the Core Strategy policies SP1 and DM1.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework and Policies JP-P1 of the Places for Everyone joint development plan document.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration
Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the applicant has been determined in a timely manner, in accordance with the policies with the development plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

(1) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.

(2) The development hereby approved shall be carried out in accordance with the following documents:

Proposed ground floor and roof plan, ref- 0069- A200
Proposed elevations, ref- 0069-A201
Proposed 3D Views, ref- 0069-A202
Location plan, ref- 0069-A203

Received on 10 November 2025

Reason- to ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

(3) The materials used in the external surfaces of the development hereby approved shall be as follows:

- *[main brick: redbrick to match existing]*
- *[roof tiles: grey concrete/ slate roof tiles to match existing*
- *[Window frames- uPVC to match existing]*

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

(4) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to Policy DC1 of the Unitary Development Plan for the City of Manchester.

(5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

29 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
22 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
24 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
27 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
23 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
25 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
26 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
28 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
13 Deanbank Avenue, Manchester, M19 2EZ
11 Deanbank Avenue, Manchester, M19 2EZ
9 Deanbank Avenue, Manchester, M19 2EZ
8 Deanbank Avenue, Manchester, M19 2EZ
15 Deanbank Avenue, Manchester, M19 2EZ
10 Deanbank Avenue, Manchester, M19 2EZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: SOUTH AREA